

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

32 Woodcrest Way, Wollert Vic 3750

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$440,000

&

\$484,000

Median sale price

Median price \$390,000

Property Type Vacant land

Suburb Wollert

Period - From 18/10/2021

to 17/10/2022

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	8 Poppyfield Av WOLLERT 3750	\$562,000	25/06/2022
2	42 Kendon Dr WOLLERT 3750	\$485,000	25/08/2022
3	7 Ruma Way WOLLERT 3750	\$415,000	18/07/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

18/10/2022 14:37

32 Woodcrest Way, Wollert Vic 3750



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Indicative Selling Price

\$440,000 - \$484,000

Median Land Price

18/10/2021 - 17/10/2022: \$390,000



Property Type: Land

Agent Comments

Comparable Properties



8 Poppyfield Av WOLLERT 3750 (REI/VG)

Agent Comments



Price: \$562,000

Method: Auction Sale

Date: 25/06/2022

Property Type: Land (Res)

Land Size: 544 sqm approx



42 Kendon Dr WOLLERT 3750 (REI)

Agent Comments



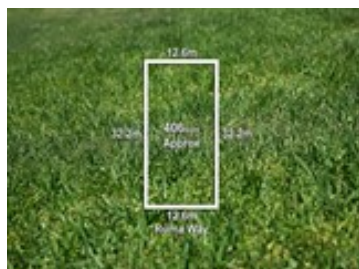
Price: \$485,000

Method: Private Sale

Date: 25/08/2022

Property Type: Land (Res)

Land Size: 448 sqm approx



7 Ruma Way WOLLERT 3750 (REI/VG)

Agent Comments



Price: \$415,000

Method: Private Sale

Date: 18/07/2022

Property Type: Land

Land Size: 400 sqm approx

Account - iHomes Real Estate | P: 03 9899 7888 | F: 03 9899 8822



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